

BK 3239 PG 238

WARRANTY DEED

Joint Tenancy

By 63-3-74
57-242

Know all Men by these Presents,

That Reginald F. Rancourt and Marie G. Rancourt
of Waterville, County of Kennebec and State of Maine

025038

in consideration of one dollar and other valuable considerations

paid by John DaPrato and Estelle DaPrato
of Waterville, County of Kennebec and State of Maine

whose mailing address is 27 Spruce Street
Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said John DaPrato and Estelle DaPrato

as joint tenants and not as tenants in common, their heirs and assigns forever,

An easement on land of Reginald F. Rancourt and Marie G. Rancourt, reference deed recorded in Kennebec County Registry of Deeds in Book 1725, Page 38, to accommodate a portion of the building situate on land of John DaPrato and Estelle DaPrato, reference deed recorded in said Registry of Deeds in Book 1167, Page 435, said Rancourt land being situated on the Northwestern side of May Street, so-called, and said DaPrato land being situate on the Northwestern side of said May Street and on the Northeasterly side of Spruce Street, so-called, in the City of Waterville, Kennebec County, State of Maine which building is located on the Northeasterly portion of land of said DaPrato and which building is possibly located partly on or over land of said Rancourt, said easement to allow for the existence of said building and to allow access for normal repair and maintenance of said building, until such time as said building is removed, at which time this easement shall cease to exist.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said John and Estelle DaPrato

57-242

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said Reginald F. Rancourt

and Marie G. Rancourt

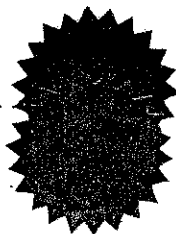
~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 24th day of the month of SEPTEMBER, A.D. 19 87.

Signed, Sealed and Delivered
in presence of

John DaPrato
Estelle DaPrato

Reginald F. Rancourt
Reginald F. Rancourt
Marie G. Rancourt
Marie G. Rancourt



L-7184

State of Maine, County of Kennebec

BE. SEPTEMBER 24, 19 87.

Then personally appeared the above named Reginald F. and Marie G. Rancourt

and acknowledged the foregoing instrument to be our free act and deed.

Before me,

Diane E. Wheeler
Notary Public
Attorney at Law



RECEIVED KENNEBEC SS.

1987 SEP 29 AM 9:00

RECORDED FROM ORIGINAL

Printed Name, DUANE E. WHEELER
COMMISSION EXPIRES 3/24/92